

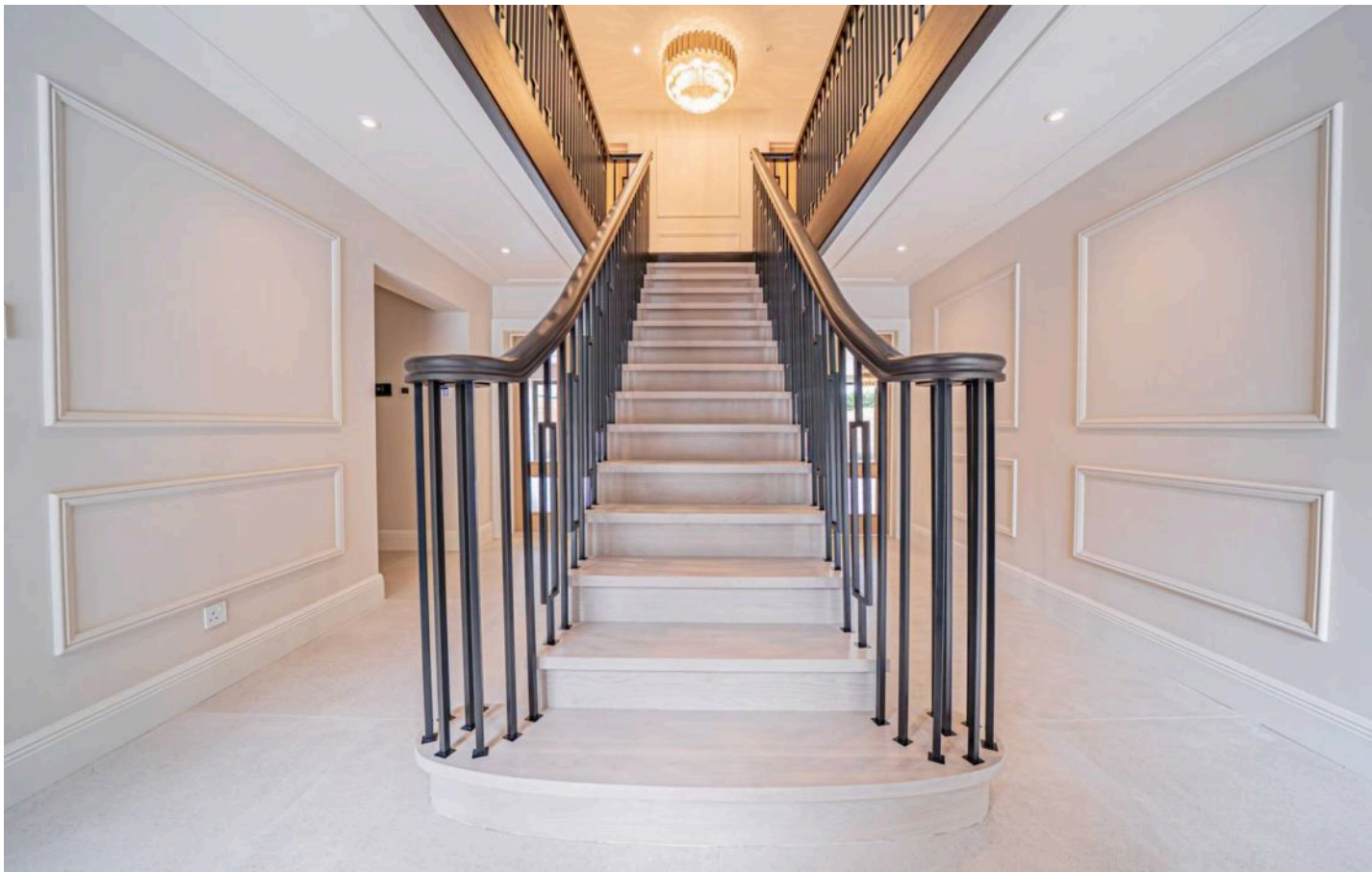


Seven Star Road, Solihull

Guide Price £1,650,000

xact
EXCLUSIVE

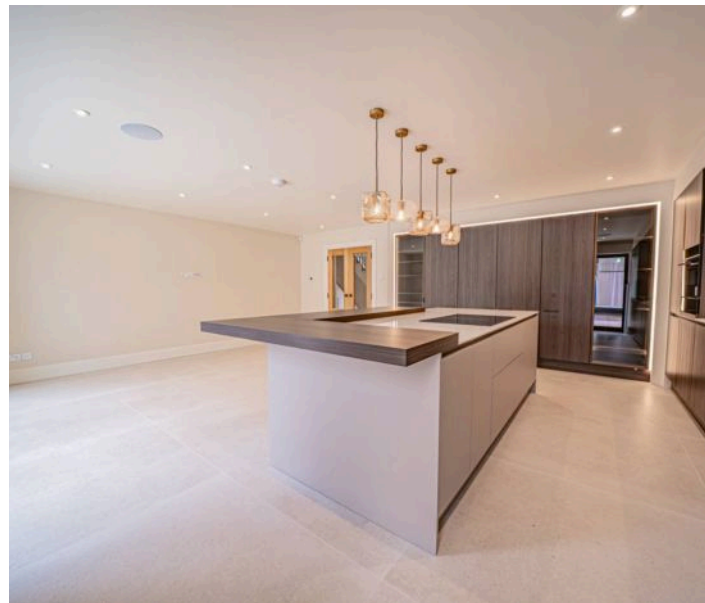




PROPERTY OVERVIEW

Nestled within the heart of Solihull, this absolutely stunning six/seven-bedroom detached property presents itself as a true gem with its central location. A magnificent family home, meticulously finished to the highest specification, awaits its new owners with open arms. The property, meticulously crafted and presented with utmost attention to detail, is a turnkey offering with no expense spared.

Once you step inside this impeccable residence, you will be greeted by a lavish design and specification. The ground floor boasts underfloor heating throughout, Control 4 system, surround sound, a Leicht kitchen equipped with high-end appliances, and Porcelanosa bathrooms that exude luxury at every turn. The property also features a wide block-paved driveway, providing ample parking for multiple vehicles and leading to a double garage. The interior of this home is an absolute showstopper. As you enter through the stunning hallway with its bespoke staircase, you will discover three versatile reception rooms - namely, a living room, dining room, and family room - all built to excellent proportions. The open-plan breakfast kitchen is a culinary enthusiast's dream, complete with a feature central island and a concealed entrance leading to a separate spice kitchen.





Six/seven bedrooms or six bedrooms plus a home office are spread across two floors, each exuding style and sophistication. The principal bedroom boasts a large dressing room and an outstanding Porcelanosa tiled ensuite. The second / guest bedroom offers a dressing area and a substantial luxury ensuite, while the remaining bedrooms are serviced by a luxurious family bathroom featuring a Jack and Jill configuration. The property further extends its living space to the second floor, where three additional bedrooms await. These rooms offers outstanding versatility and could easily be transformed into a cinema room, a home office, and a bedroom, complemented by an additional luxury bathroom.

The landscaped rear garden offers a serene retreat, with a purpose-built gym/garden room adding another layer of luxury to this exceptional property.

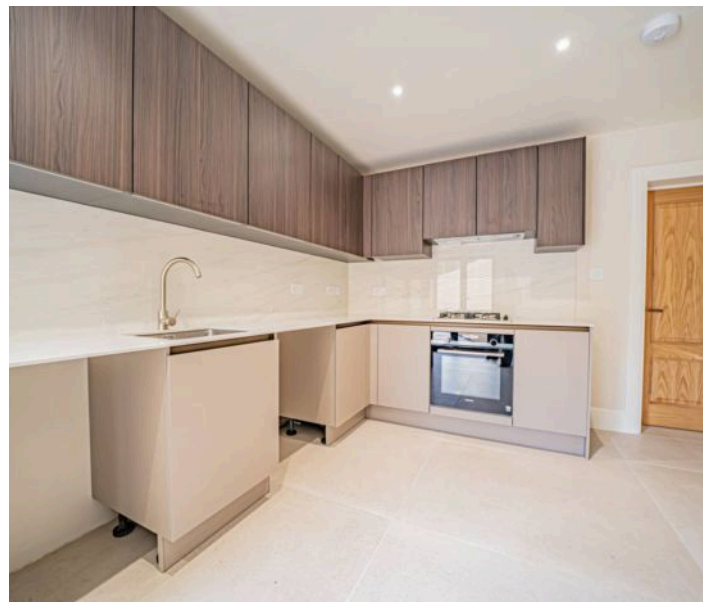
Call Xact Homes on 01564 777284 to book your private viewing on this luxurious family home located within a sought after Solihull location.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Freehold





- Absolutely Stunning Six / Seven Bedroom Detached Property Conveniently Located Within The Centre Of Solihull
- Providing A Magnificent Family Home Finished To The Highest Specification Throughout
- Offered To The Market With No Upward Chain And As A Turnkey Property With No Expense Spared
- Fitted With Underfloor Heating Throughout Ground Floor, Control 4 Integration, Surround Sound, Leicht Kitchen With High End Appliances And Porcelanosa Bathrooms
- Set Behind A Wide Block Paved Driveway Providing Ample Parking For Multiple Vehicles And Leading To A Double Garage
- Stunning Hallway With Bespoke Staircase, Leading To Three Versatile Reception Rooms
- Living Room, Dining Room And Family Room All Built To Excellent Proportions Plus An Open Plan Breakfast Kitchen With Feature Central Island And Concealed Entrance Leading To Separate Spice Kitchen
- Six / Seven Bedrooms Or Six Bedrooms Plus Home Office Set Over Two Floors With Four Luxury Bathrooms
- Principal Bedroom With Large Dressing Room And Large Porcelanosa Tiled Ensuite
- Guest Bedroom With Dressing Area And Large Luxury Ensuite, Remaining Bedrooms Serviced Via Luxury Family Bathroom Providing a Jack And Jill Configuration
- Three Further Bedrooms To Second Floor Which Could Easily Be Configured As Cinema Room, Home Office And Bedroom With Additional Luxury Bathroom
- Landscaped Rear Garden With Purpose Built Gym / Garden Room



HALLWAY

WC

LIVING ROOM

23' 5" x 20' 1" (7.14m x 6.12m)

FAMILY ROOM

20' 10" x 14' 7" (6.35m x 4.45m)

DINING ROOM

14' 8" x 14' 1" (4.47m x 4.29m)

BREAKFAST KITCHEN

22' 6" x 17' 2" (6.86m x 5.23m)

SPICE KITCHEN

14' 10" x 10' 11" (4.52m x 3.33m)

DOUBLE GARAGE

19' 2" x 14' 9" (5.84m x 4.50m)

FIRST FLOOR

PRINCIPAL BEDROOM

20' 10" x 14' 8" (6.35m x 4.47m)

DRESSING ROOM

15' 0" x 14' 0" (4.57m x 4.27m)

ENSUITE

12' 0" x 7' 10" (3.66m x 2.39m)

BEDROOM TWO

20' 1" x 18' 3" (6.12m x 5.56m)

ENSUITE

10' 9" x 6' 8" (3.28m x 2.03m)

**BEDROOM THREE**

20' 10" x 14' 7" (6.35m x 4.45m)

BEDROOM FOUR

17' 3" x 14' 8" (5.26m x 4.47m)

JACK N JILL BATHROOM

9' 7" x 7' 7" (2.92m x 2.31m)

SECOND FLOOR**BEDROOM FIVE**

35' 6" x 34' 11" (10.82m x 10.64m)

BEDROOM SIX

21' 7" x 14' 2" (6.58m x 4.32m)

BEDROOM SEVEN/STUDY

19' 8" x 14' 2" (5.99m x 4.32m)

BATHROOM

9' 1" x 5' 7" (2.77m x 1.70m)

OUTSIDE THE PROPERTY**GYM/GARDEN ROOM**

17' 2" x 12' 0" (5.23m x 3.66m)

WC**TOTAL SQUARE FOOTAGE**

532.0 sq.m (5727 sq.ft) approx.

LANDSCAPED REAR GARDEN**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**



ITEMS INCLUDED IN THE SALE

Siemens integrated oven, Siemens integrated hob, Siemens extractor, Siemens microwave, Siemens fridge, Siemens freezer, Siemens dishwasher, underfloor heating, Horman electric garage door, all carpets, CCTV and control 4 system.

ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers.

Broadband – FTTP (fibre to the premises). Loft space – boarded.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

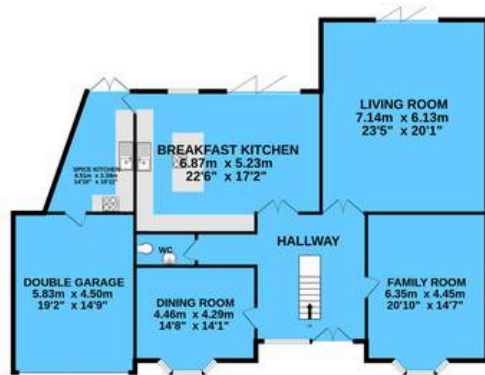
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

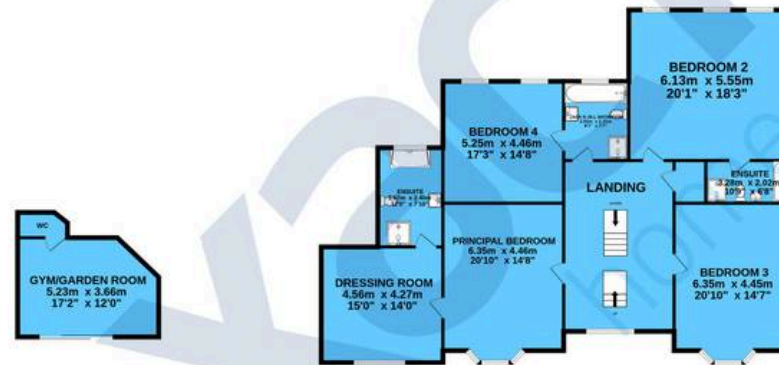




GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 532.0 sq.m. (5727 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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